

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
January 25, 2018

Case #2959: Application of Patrick Monaghan of 94 Wisconsin Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(a) Use; 9-105.5(d) Side Yard; 9-105.5(e) Rear Yard to elevate the existing house at 94 Wisconsin Street, Long Beach, NY also known as Section 59, Block 235, Lot 7 on the Nassau County Land and Tax Map.

DECISION: Use Variance is DENIED; Side Yard & Rear Yard Variances are GRANTED

Case #2963: Application of Charles Schwartzapfel of 899 West Beech Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.9(B) Height; 9-105.9(C) Front Yard; 9-105.9(D) Side Yards; 9-105.9(I) Minimum Lot Size for a new one family house at 843 West Park Avenue, Long Beach, NY also known as Section 59, Block 249, Lot 7 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2967: Application of SFIV LBH LLC of 80 West Broadway, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.14 (c) Lot Area; 9-105.14 (d) Building Area; 9-105.14 (e) Front Yard; 9-105.14 (f) Side Yard; 9-112 (3) Off Street Parking; 9-113.2 (h) Off Street Parking Design Standards for interior renovations to convert 3rd floor meeting room and 8th floor office to hotel rooms at 80 West Broadway, Long Beach, NY also known as Section 59, Block 89, Lot 101 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2968: Application of John O'Sullivan of 39-09 49th Street, Sunnyside, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.4(b) Height; 9-105.4(c) Front Yard for a new single family FEMA compliant house at 27 September Walk, Long Beach, NY also known as Section 59, Block 3, Lot 39 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2969: Application of Edmond Hannigan of 21 Louisiana Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19 (c) Lot Area; 9-105.19(d) Building Area; 9-105.19(e) Front Yard; 9-105.19(f) Side Yards; 9-105.19(g) Rear Yard for a wood framed deck on a previously elevated house at 21 Louisiana Street, Long Beach, NY also known as Section 58, Block 88, Lot 5 on the Nassau County Land and Tax Map.

DECISION: GRANTED, as Amended

Case #2970: Application of Erica & Bryan Riedel of 420 Lincoln Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(7) General Provisions for a new 6' and 8' high fence in the front yard at 420 Lincoln Boulevard, Long Beach, NY also known as Section 59, Block 154, Lot 36 on the Nassau County Land and Tax Map.

DECISION: GRANTED, as Amended

Case #2971: Application of Darren Gallo of 651 West Penn Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(a) Off Street Parking Design Standards; 9-113.2(g) Off Street Parking Design Standards; 9-113.2(h) Off Street Parking Design Standards for a new curb cut and parking in the front yard at 516 East Broadway, Long Beach, NY also known as Section 59, Block 175, Lots 13 & 14 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2972: Application of Paul Sigler of 118 West Penn Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(g) Off Street Parking Design Standards for a new 25 foot driveway and curb cut for parking in the front yard at 118 West Penn Street, Long Beach, NY also known as Section 59, Block 75, Lot 156 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2973: Application of Bickham & Sursattie Sarran of 126 East Fulton Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(b) Height; 9-105.2(c) Front Yard; 9-105.2(d) Side Yard to elevate the existing two-family dwelling with a new deck at 126 East Fulton Street, Long Beach, NY also known as Section 59, Block 106, Lot 18 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2974: Application of Richard & Donna Horn of 97 Connecticut Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard; 9-105.5(d) Side Yard for a new front deck on a non-elevated existing single family dwelling at 97 Connecticut Avenue, Long Beach, NY also known as Section 58, Block 112, Lot 48 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2975: Application of Carol & Dean Kenney of 18 Nevada Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(b) Height; 9-105.19(c) Lot Area; 9-105.19(d) Building Area; 9-105.19(e) Front Yard; 9-105.19(f) Side Yard to elevate the existing house at 18 Nevada Avenue, Long Beach, NY also known as Section 58, Block 115, Lot 22 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2976: Application of Jeremiah Sullivan of 87 Oregon Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(d) Side Yard; 9-105.5(e) Rear Yard; 9-113.2(g) Off-Street Parking Design Standards to elevate the existing single family dwelling at 87 Oregon Street, Long Beach, NY also known as Section 59, Block 238, Lot 36 on the Nassau County Land and Tax Map.

DECISION: GRANTED, as Amended

Case #2977: Application of Robert Brunelli of 33 Bay Street, East Atlantic Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.9(c) Front Yard; 9-105.9(d) Side Yard; 9-105.9(e) Rear Yard; 9-105.9(i) Minimum Lot Size to construct two decks with steps on an elevated house at 1201 West Park Avenue, Long Beach, NY also known as Section 58, Block 133, Lot 386 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Dated: January 25, 2018
Long Beach, N.Y.

Rocco J. Morelli
Chairman